

Creative Industrial and Residential Brownfield Redevelopment Initiatives

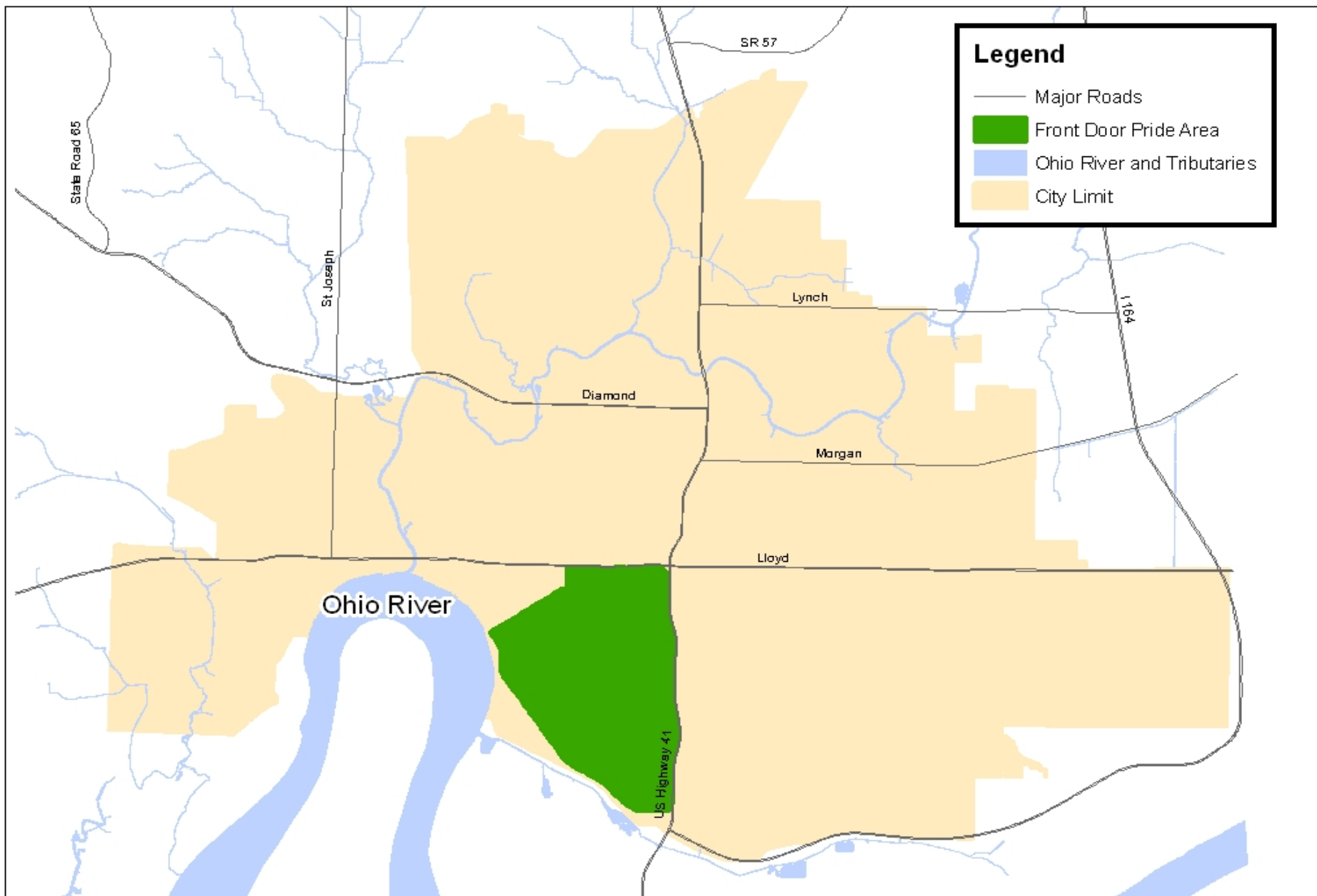
City of Evansville
Evansville, Indiana



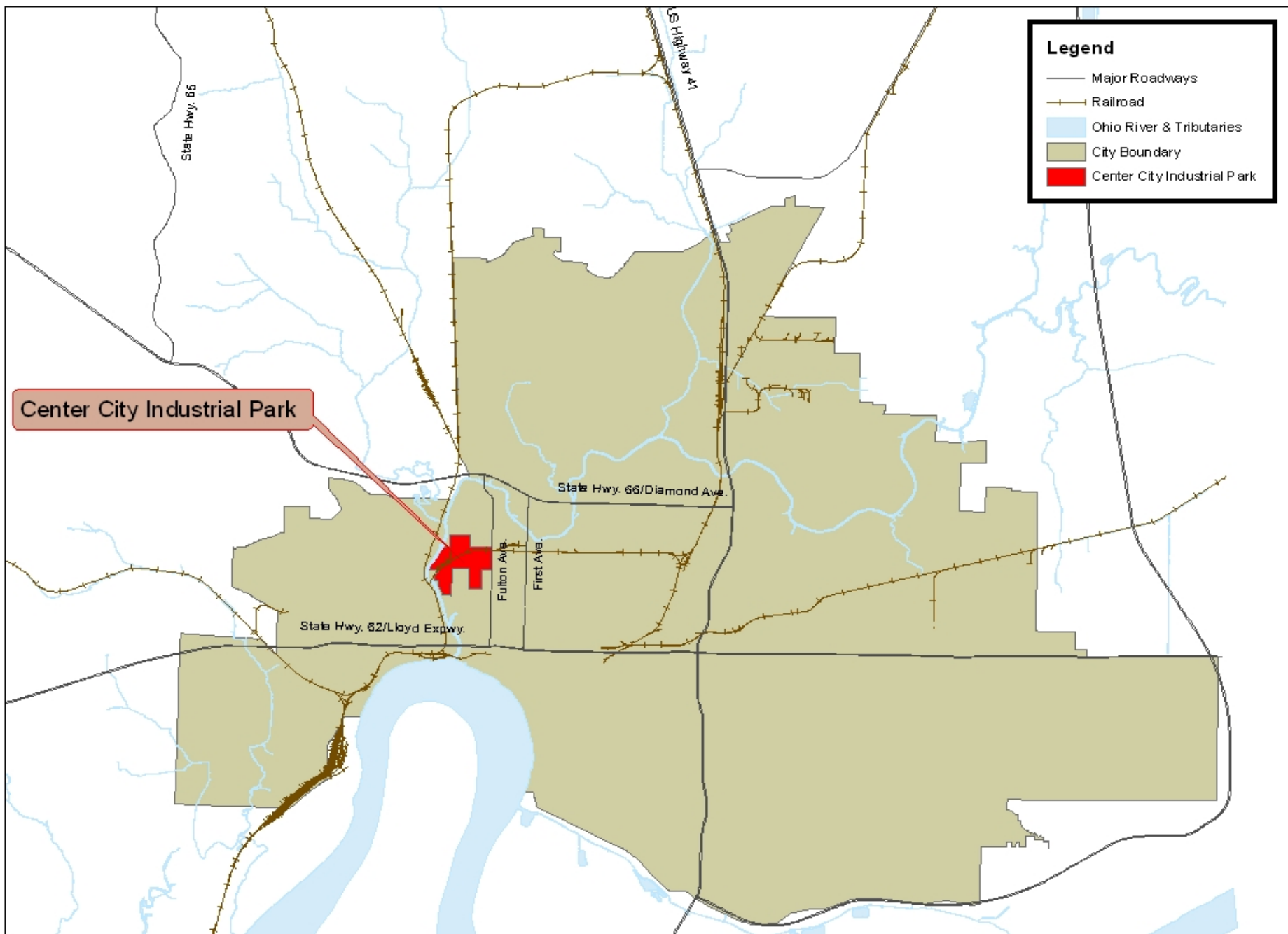


JAN 31 2005

Front Door Pride Area







Legislative Obstacles

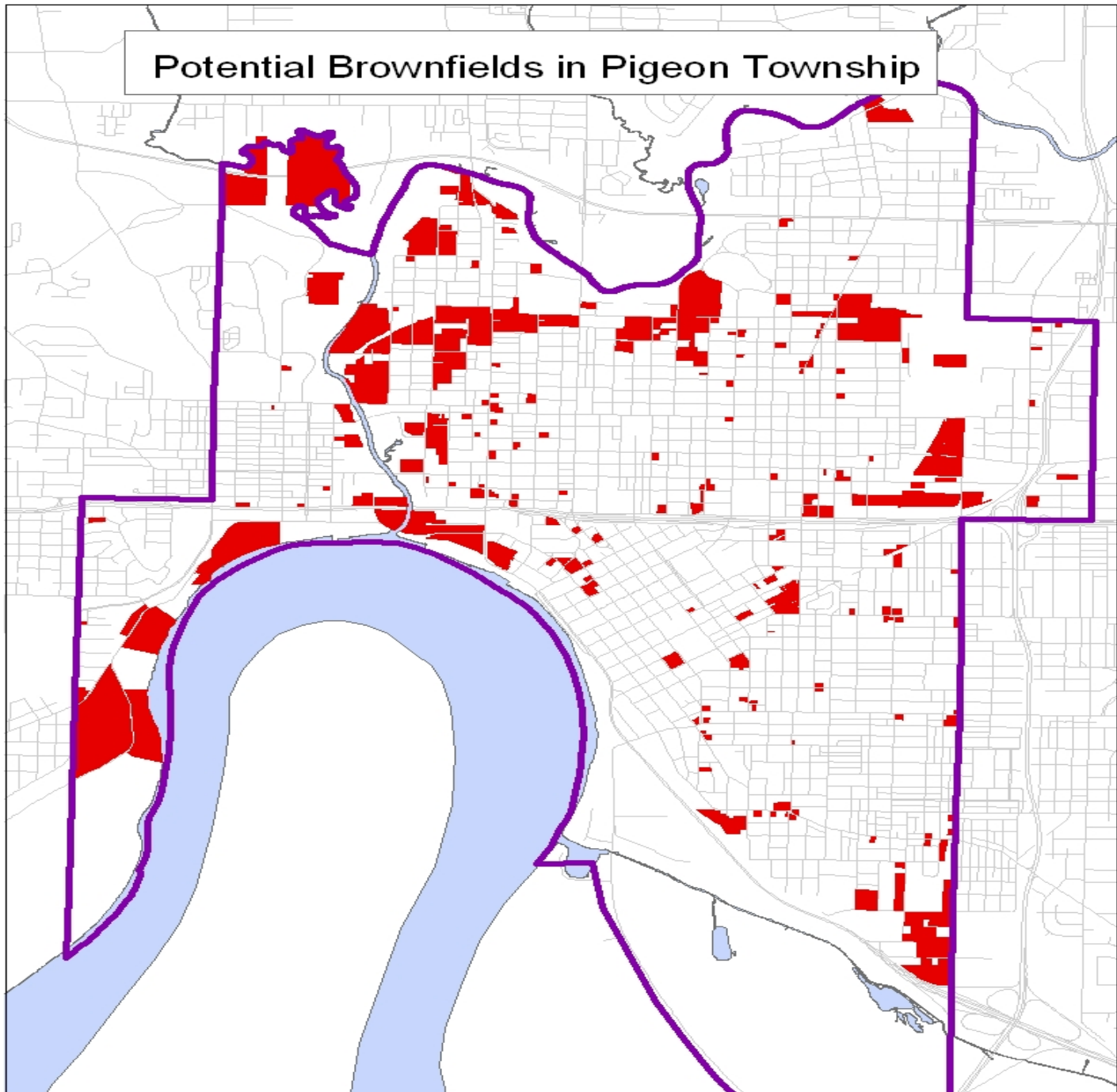
- Tax Sale Process and Obtaining Clear Title
- Transfer from a Government entity to a non-governmental body
- New Eminent Domain legislation

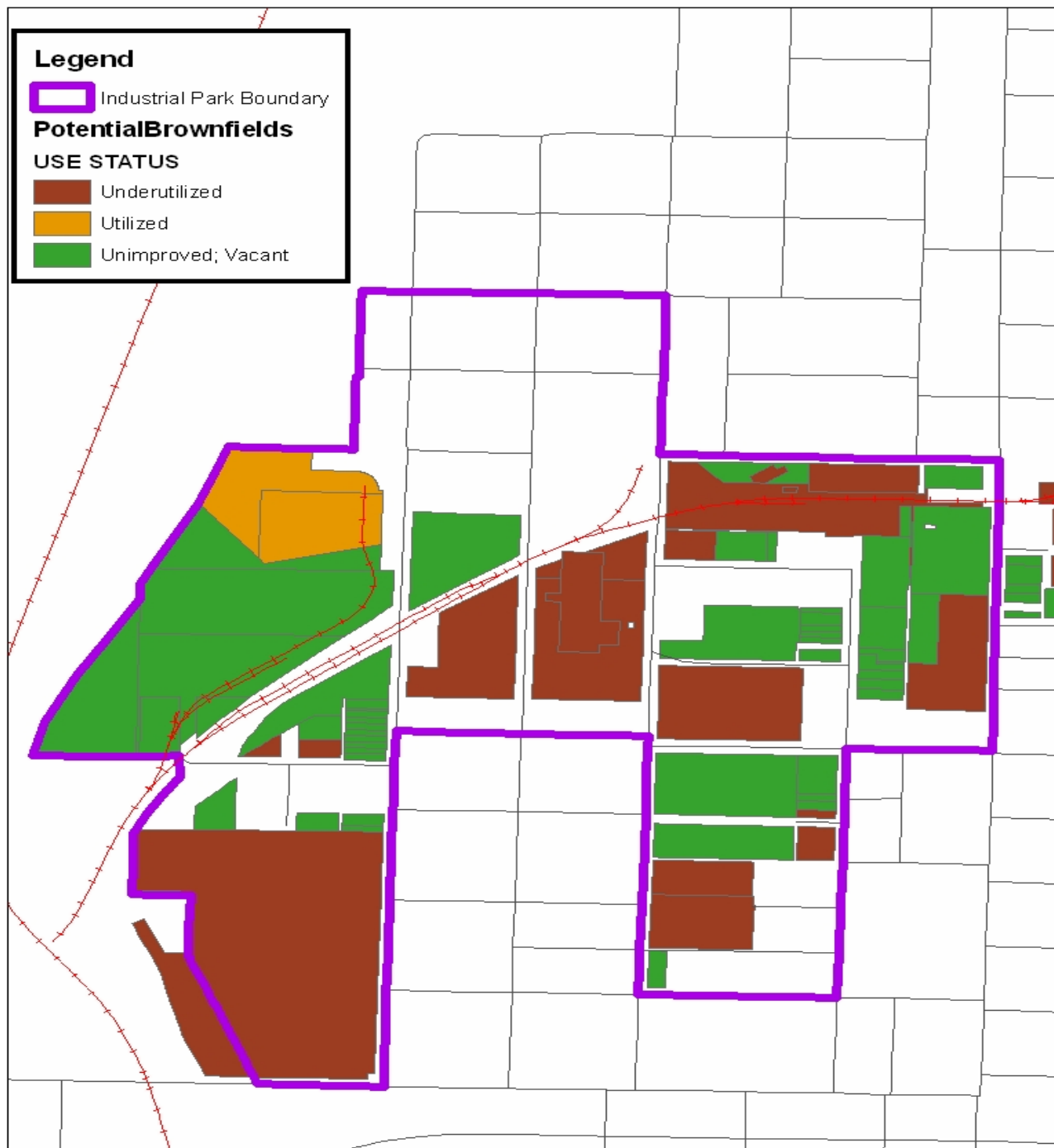
Center City Industrial Park

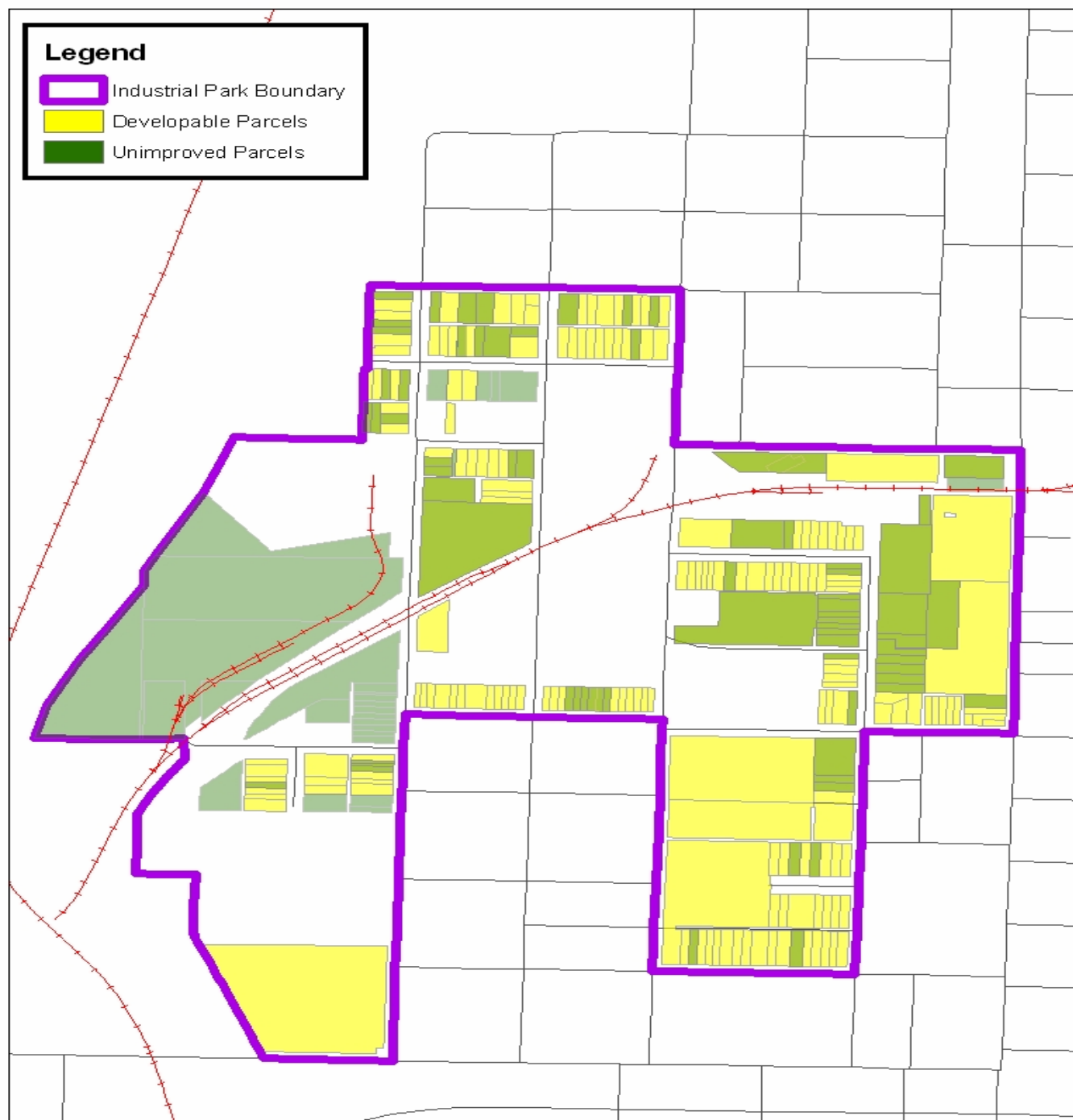
Goals for Industrial Park

- Create jobs and replace lost manufacturing jobs
- Retain and expand existing industry
- Attract new industry and private investment
- Increase the tax base
- Provide end-users with clear, ready to go sites
- Provide an alternative to greenspace development
- Allow for the reuse of numerous brownfields
- Assist revitalization of blighted neighborhood


Potential Brownfields in Pigeon Township








Legend


 Industrial Park Boundary

PROPERTY OWNER OPINION SURVEY

 SUPPORT

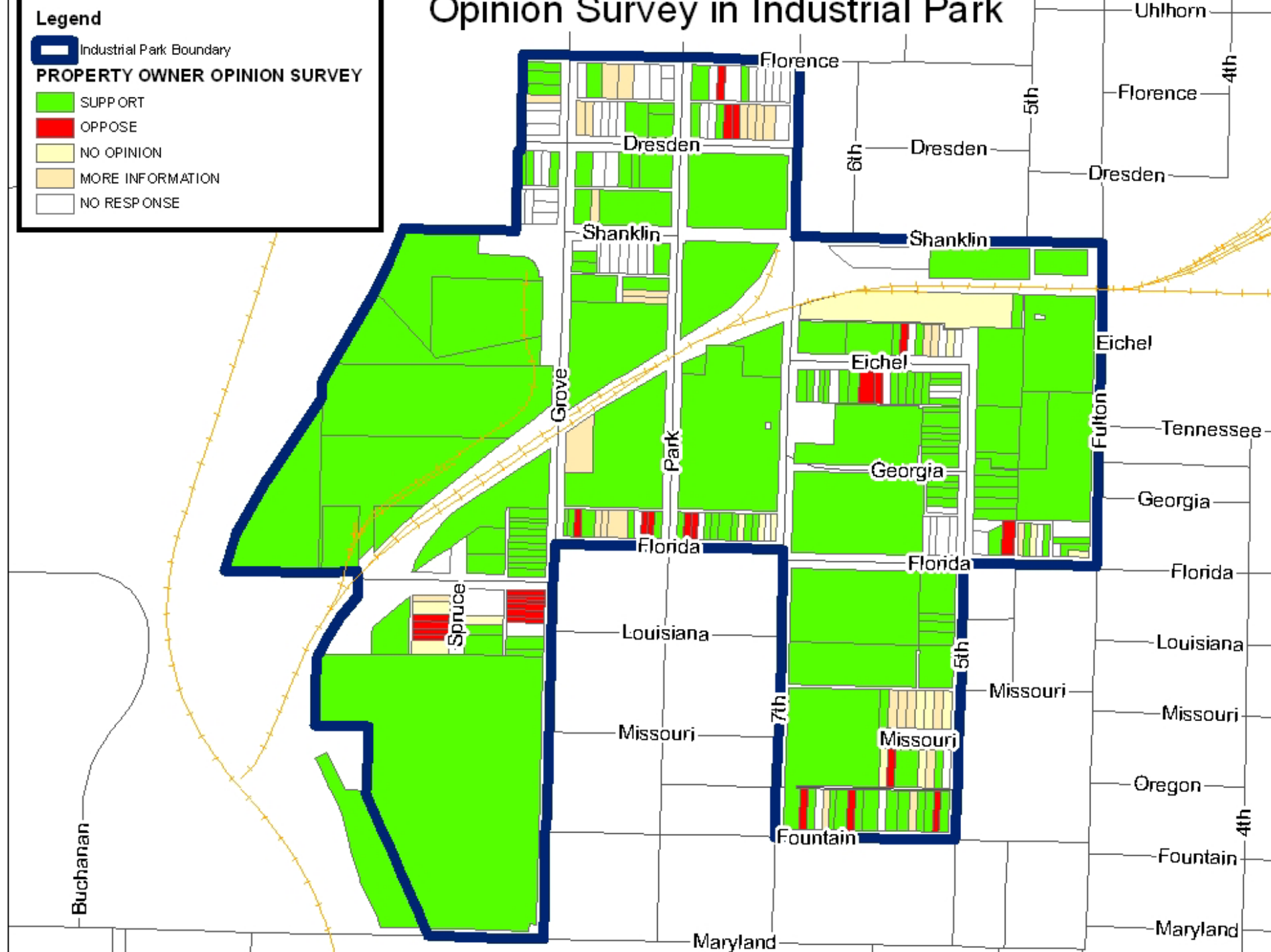
 OPPOSE

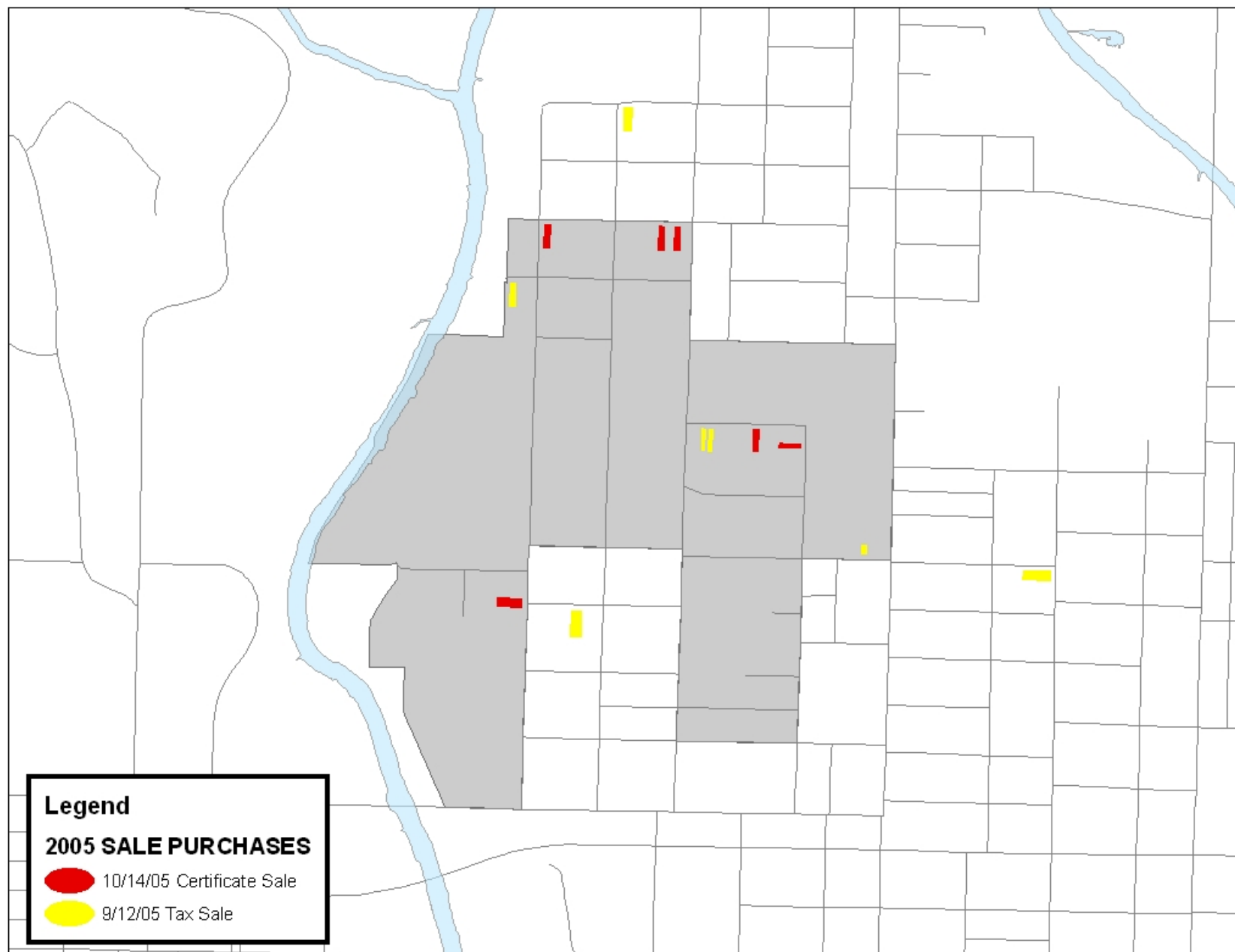
 NO OPINION

 MORE INFORMATION

 NO RESPONSE

Opinion Survey in Industrial Park



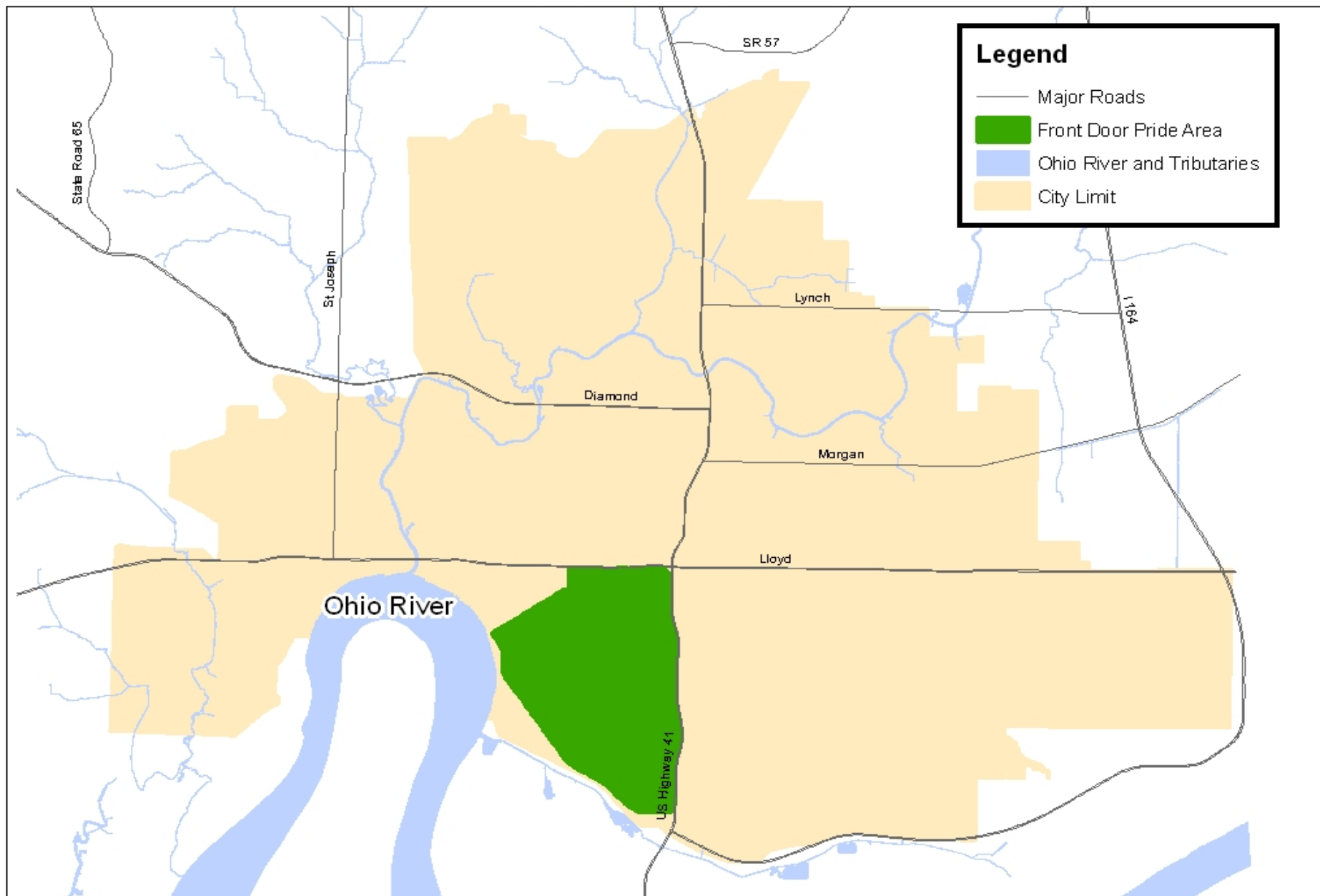


Front Door Pride Initiative

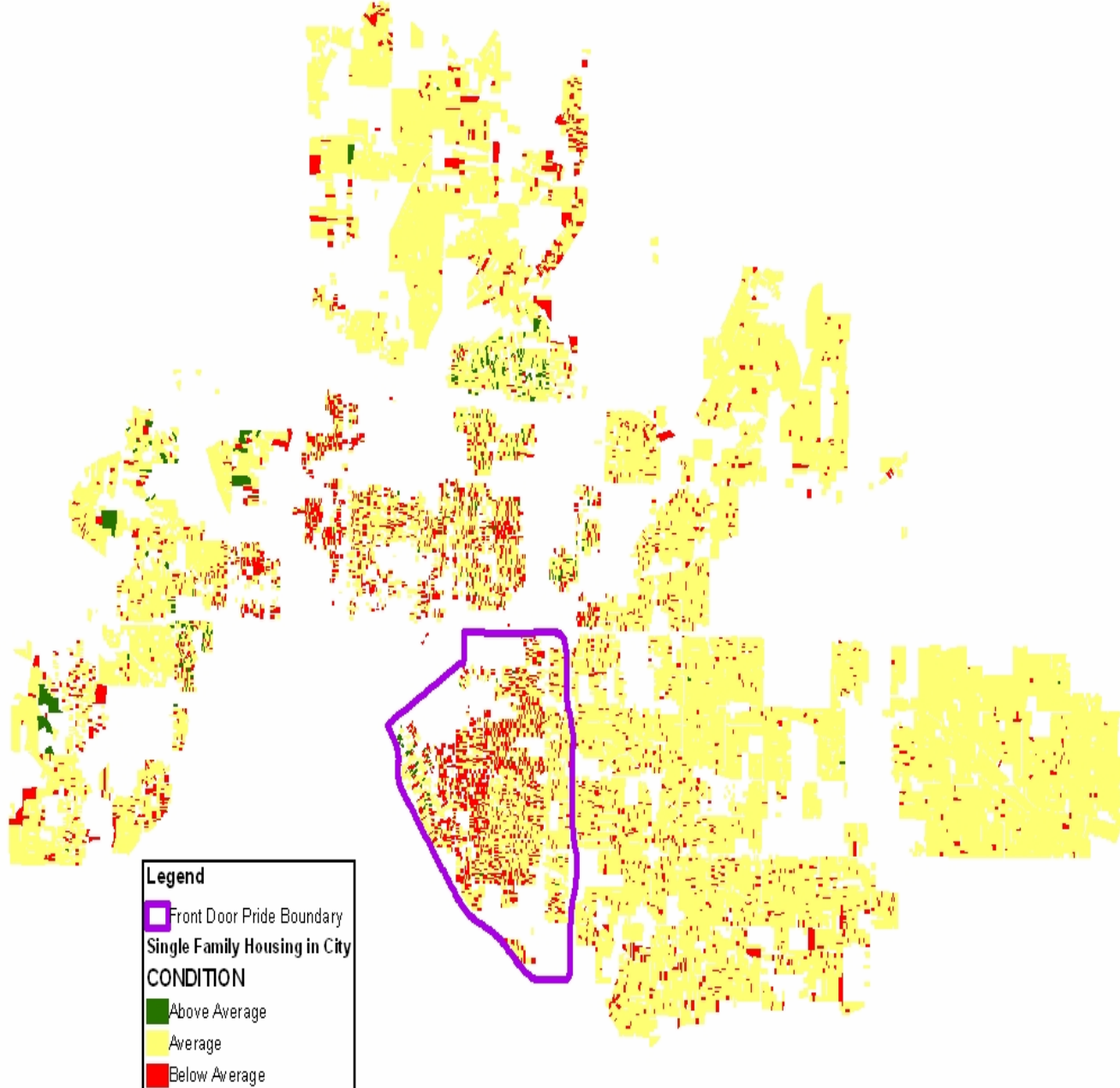
Goals of Front Door Pride

- Improve Neighborhood Appearance
- Increase or Create Personal Wealth
- Increase Disposable Income
- Develop Mixed Income and Diverse Neighborhoods

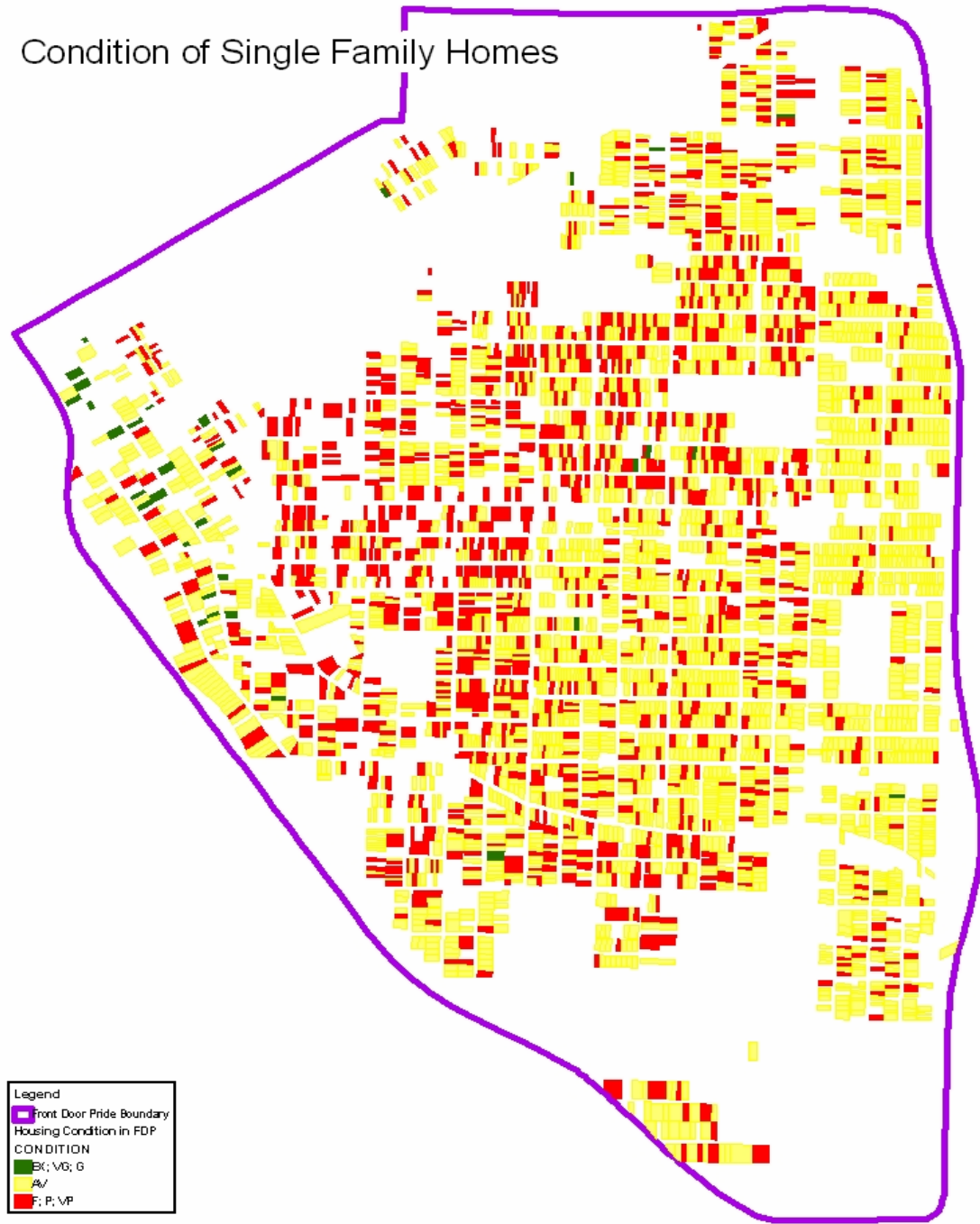
Front Door Pride Area

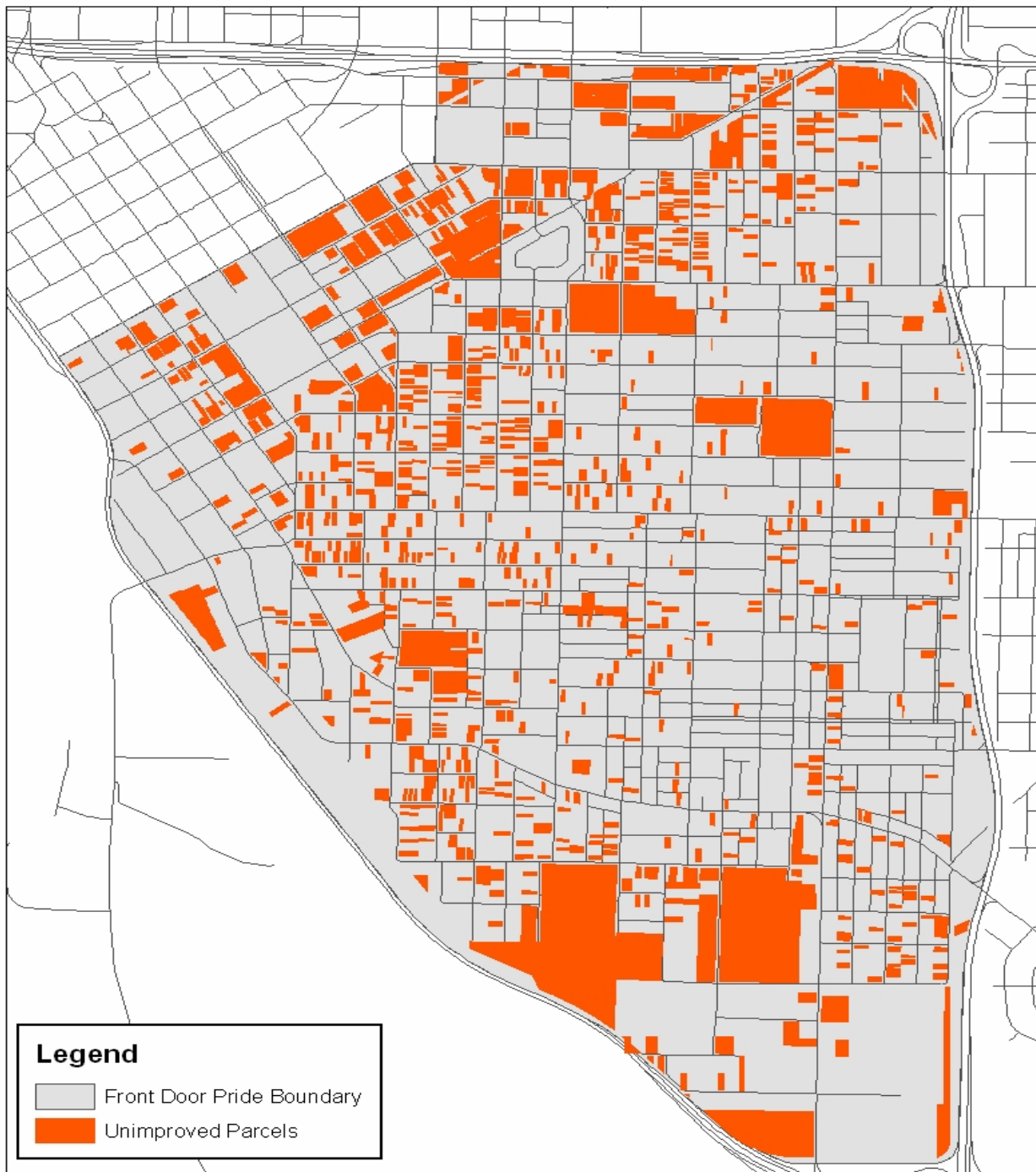


Condition of Single Family Homes



Condition of Single Family Homes





Exterior Repair/Improvements

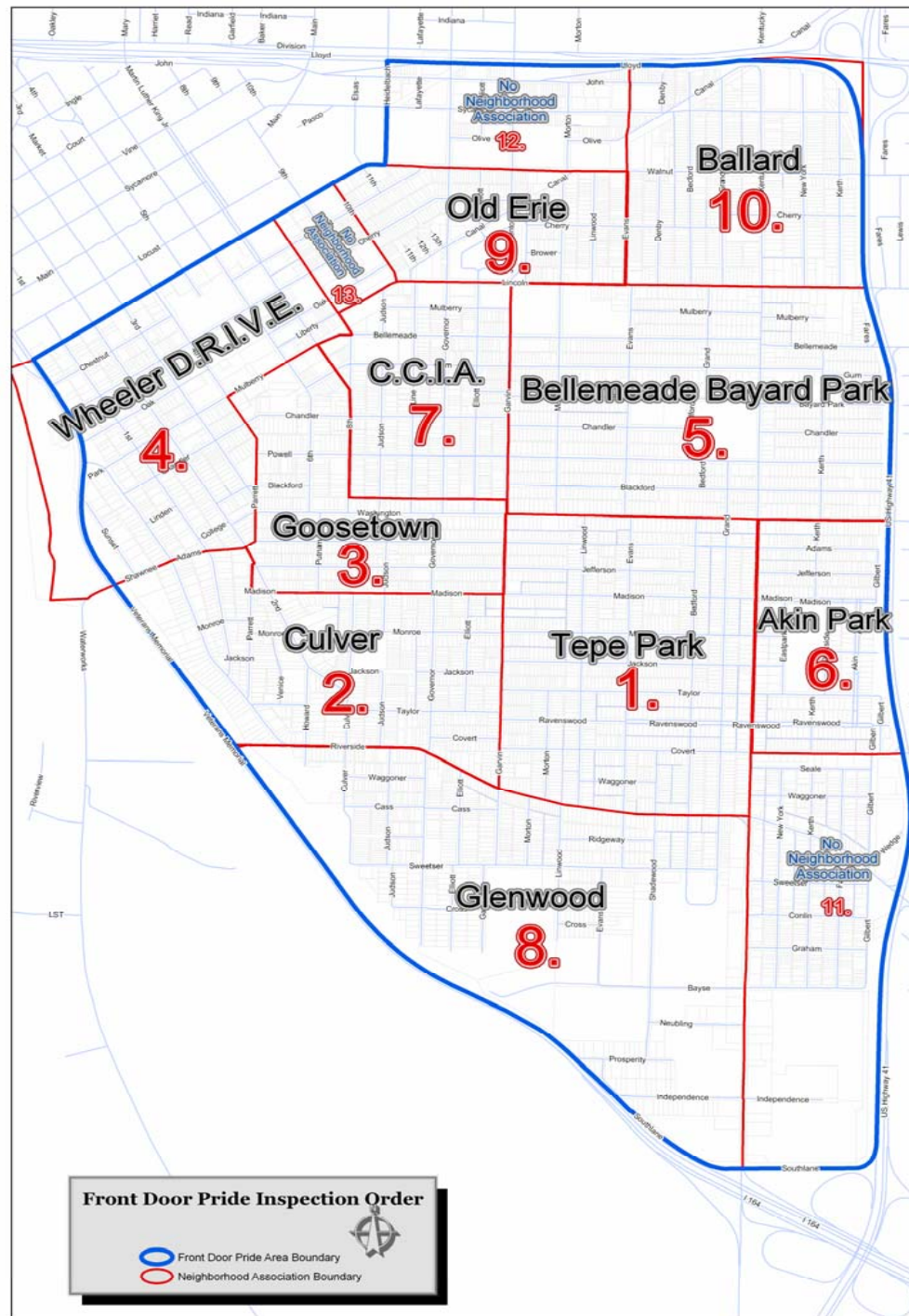
- Roof/Gutter Program
- Paint/Siding Program
- Exterior Repair











Legend

Bellemeade Bayard Park Survey Parcels

Survey Findings

- Unimproved Parcel(Vacant lot)
- Unoccupied Structure

NEIGHBORHOOD

- Bellemeade Bayard Park
- Street

BELLEMEADE BAYARD PARK

Evans

NE

Lewis

Fares

US Highway 41

US Highway 41



PROPERTY INFORMATION WORKSHEET

TAXCODE

09-010-11-013-029

ADDRESS

528 S NEW YORK AVE

GRADE SCALE: 0 IS BEST AND 10 IS WORST

FOUNDATION

0

PORCH/STAIRS

0

APPEARANCE

SIDING

0

SIDEWALK/DRIVE

0

STATUS

UNOCCUPIED RESIDENTIAL

SOFFIT/FASCIA

0

DETACHED GARAGE

0

DWELLING TYPE

LOT

GUTTERS

0

FENCE

0

ROOF

0

TRASH/DEBRIS

0

ENTRYDOOR

0

ABANDONED VEHICLE

0

STORMDOOR

0

WEEDS

0

NEIGHBORHOOD ASSOCIATION

BELLEMEADE BAYARD PARK

*POINT TOTAL

0

CURRENTLY N.I.S. ACTIVE?

*ESTIMATED COST BASED ON POINT TOTAL

AVERAGE EXTERIOR MOTHBALL COST IS \$500 (BASED ON POINT TOTAL)

PROPOSED ACTION TO BE TAKEN (CIRCLE ONE):

NO ACTION

MOTHBALL

LOT SPLIT

INFILL HOUSING

DEMOLITION

ACTION PRIORITY LEVEL(CIRCLE ONE):

HIGH

MEDIUM

LOW

PROPERTY INFORMATION WORKSHEET

TAXCODE	ADDRESS
09-010-11-012-006	521 S NEW YORK AVE

GRADE SCALE: 0 IS BEST AND 10 IS WORST

FOUNDATION	3	PORCH/STAIRS	5	APPEARANCE	Most defects are street visible
SIDING	0	SIDEWALK/DRIVE	3	STATUS	UNOCCUPIED RESIDENTIAL
SOFFIT/FASCIA	3	DETACHED GARAGE	5	DWELLING TYPE	SINGLE FAMILY
GUTTERS	5	FENCE	3	<div style="background-color: #cccccc; padding: 5px; font-weight: bold; font-size: 1.2em;">NEIGHBORHOOD ASSOCIATION</div> <div style="padding: 10px; font-size: 1.5em;">BALLARD</div>	
ROOF	0	TRASH/DEBRIS	3		
ENTRYDOOR	3	ABANDONED VEHICLE	3		
STORMDOOR	3	WEEDS	3		

*POINT TOTAL	42	CURRENTLY N.I.S. ACTIVE?	
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*ESTIMATED COST BASED ON POINT TOTAL

AVERAGE EXTERIOR MOTHBALL COST IS \$4500 (BASED ON POINT TOTAL)

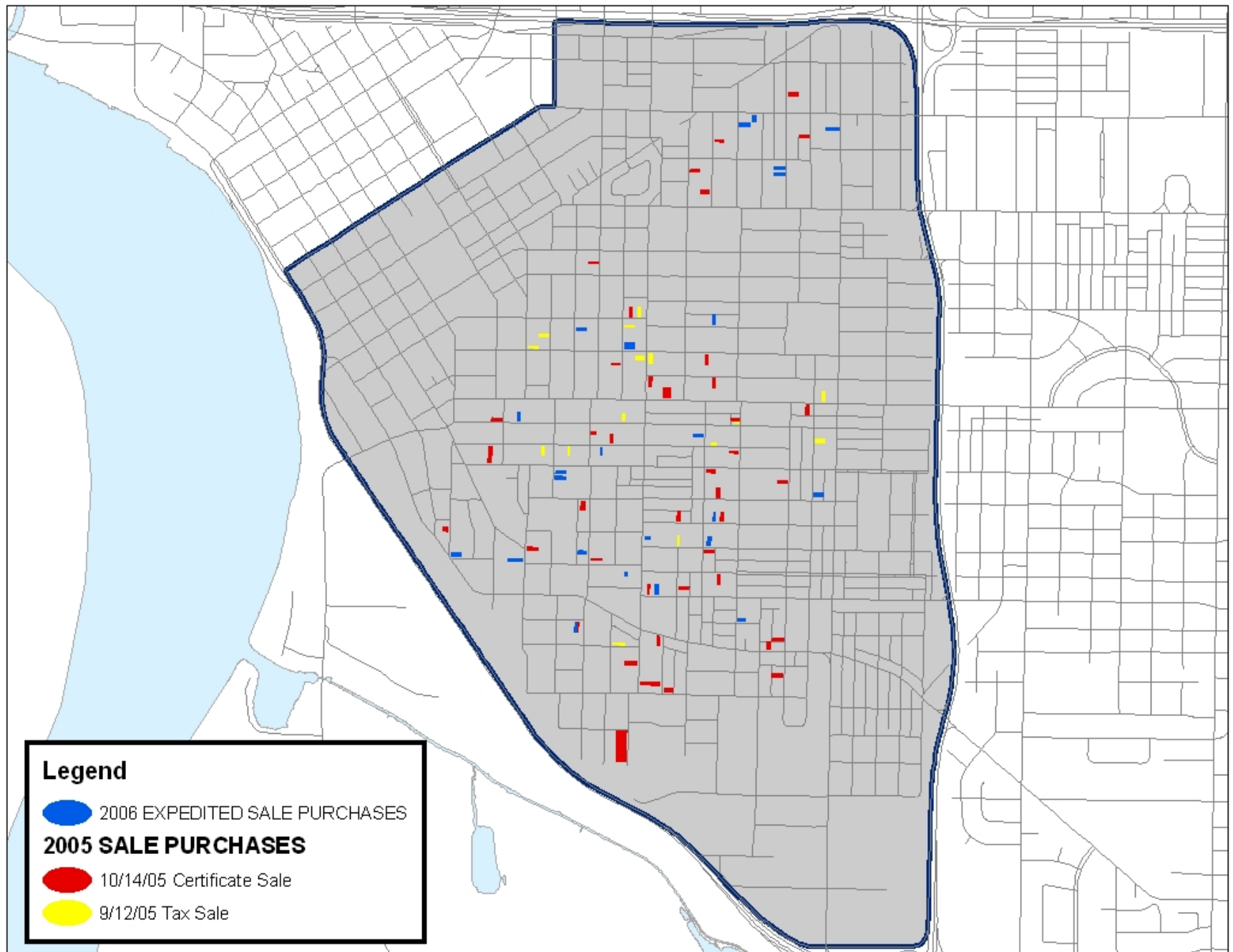
PROPOSED ACTION TO BE TAKEN (CIRCLE ONE):

NO ACTION MOTHBALL LOT SPLIT INFILL HOUSING DEMOLITION

ACTION PRIORITY LEVEL(CIRCLE ONE): HIGH MEDIUM LOW

Tax Sale Purchases

- Rehab (\$1 Lottery)
- Demolition
- Lot Split
- New Housing Construction

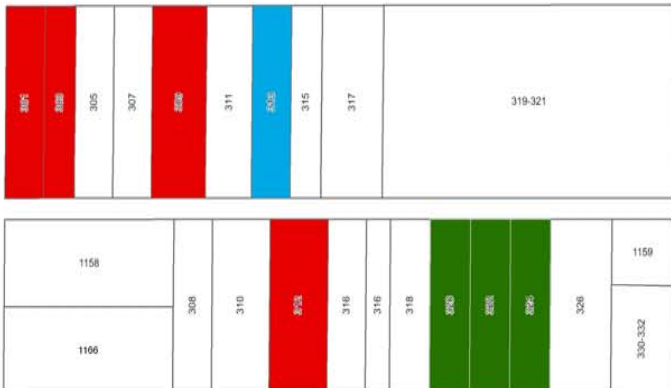
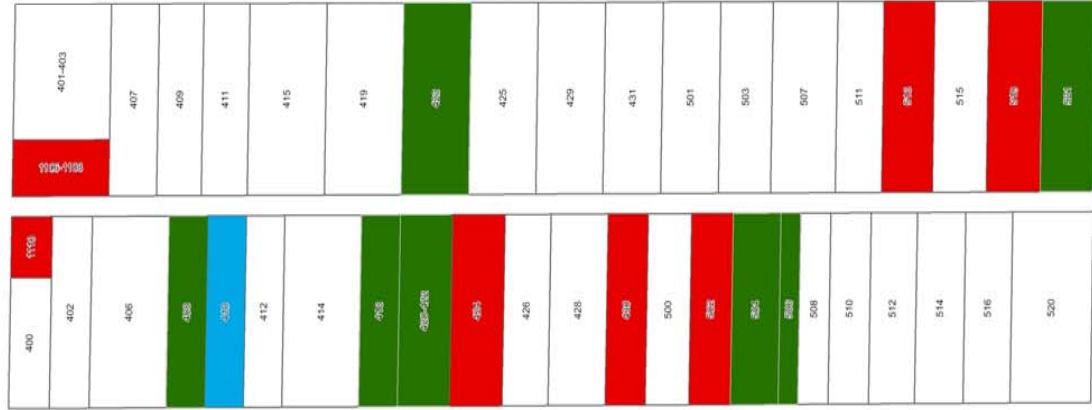
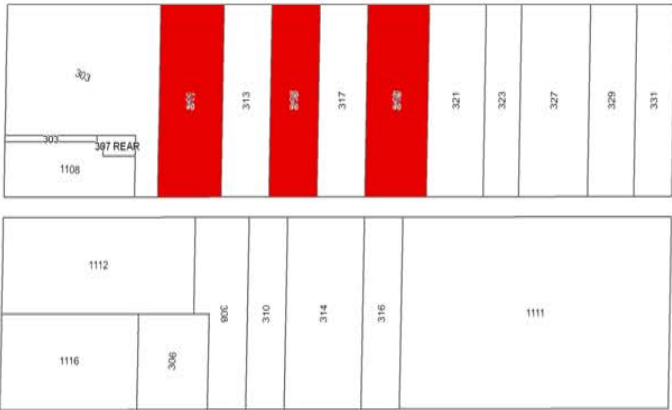


Clean Up

- Summer Youth Program
- 96 gallon Trash Container Pilot Program
- Exterior Code Enforcement







Legend

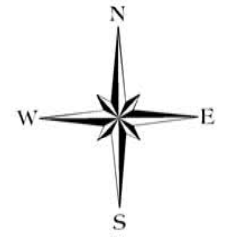
Goosetown Survey Parcels

PARCEL STATUS

- FOR SALE OR RENT
- RENTER OCCUPIED
- UNOCCUPIED COMMERCIAL/INDUSTRIAL
- UNOCCUPIED RESIDENTIAL
- VACANT LOT-CLEARED
- Goosetown Parcels
- Goosetown Boundary
- Street

Goosetown

1st 20 Percent





Main FDP Survey Form



		TYPE
FOUND	NONE.	STATUS
SIDING	NONE.	APPEAR
SOFFIT	NONE.	WEEDS
GUTTER	NONE.	AUTO
ROOF	NONE.	TRASH
CHIMNY	NONE.	TREES
DOORS	NONE.	ANIMAL
WINDOWS	NONE.	BOAT
PORCH	NONE.	POOL
FENCE	NONE.	SI/DR
		ACCESS

Please answer applicable.

SAVE

NEXT

INSPECTOR

11-120-22-023-011

MISC. COMMENTS

425

JEFFERSON AVE

Porch/Stairs/Fence



Porch/Stairs Condition

Repair columns.Repair underpinning.

Clean porch.

Repair underpinning.

Repair railing.

Repair floor.

Repair stairs.

Repair ceiling.

Fence Condition

Repair columns.

Seal or paint.

Seal or paint.

Repair.

Fence Type

Stockade.

Stockade.

Picket

Dogear.

Chain.

MAIN

BACK

Trash/Debris/Vehicles

425

JEFFERSON AVE

Trash/Debris (How much? Type?)

Significant amount.

Household garbage. Construction trash.

Moderate amount.

Significant amount.

Furniture/Appliances.

Household garbage.

Brush pile.

Junk/Auto parts.

Animal waste.

Construction trash.

Abandoned Vehicles?

Abandoned Vehicle(s).

Abandoned Vehicle(s).

MAIN

BACK

Accessory Structure

425

JEFFERSON AVE

FDP QUICK ESTIMATE

Street #	Street Dir & Name				Underline Owner Request(s)			
420	WASHINGTON				Paint	Roof	Exterior	
ALL FIGURES ARE APPROXIMATE								
AREA	TYPE WORK/MATERIAL	FIELD NOTE	MEASURE	QTY	COST EA	# STORY	\$ SUB TOT	\$ TOTAL
Foundation	Mortar Work Only		Lin Ft	0	\$10.00	X	\$0.00	\$0.00
	Mortar & Brick Work		Lin Ft	0	\$20.00	X	\$0.00	\$0.00
Siding	Repair Aluminum	LAP	Sq Ft	20	\$3.50	2	\$70.00	\$100.03
	Repair Masonite		Sq Ft	0	\$3.00	1	\$0.00	\$0.00
	Repair Aluminum	CORNER PC	Lin Ft	8	\$4.50	2	\$36.00	\$50.40
	Repair Vinyl		Sq Ft	0	\$4.00	1	\$0.00	\$0.00
	New Vinyl Over Wood		100 Sq Ft	0	\$250.00	1	\$0.00	\$0.00
	Vinyl Remove Alum		100 Sq Ft	0	\$300.00	1	\$0.00	\$0.00
Soffit	Vinyl		100 Sq Ft	0	\$350.00	1	\$0.00	\$0.00
	Wood		100 Sq Ft	0	\$250.00	1	\$0.00	\$0.00
Fascia	Aluminum		Lin Ft	0	\$8.00	1	\$0.00	\$0.00
	Wood	SOUTH	Lin Ft	1	\$50.00	1	\$50.00	\$50.00
Gutter	Aluminum	SE	Lin Ft	4	\$15.00	2	\$60.00	\$75.00
	Downspout		Lin Ft	0	\$4.00	1	\$0.00	\$0.00
Roof	Roof Reg Shingle	PART WEST, E	100 Sq Ft	4	\$125.00	2	\$500.00	\$800.00
	Tear-off two layers	PROBABLE	100 Sq Ft	4	\$100.00	2	\$400.00	\$600.00
	Replace decking		100 Sq Ft	0	\$150.00	1	\$0.00	\$0.00
	Wood Shakes		100 Sq Ft	0	\$350.00	1	\$0.00	\$0.00
	Slate		100 Sq Ft	0	\$400.00	1	\$0.00	\$0.00
	Flat Rubber		100 Sq Ft	0	\$300.00	1	\$0.00	\$0.00
	6/12 or Greater Pitch		100 Sq Ft	0	\$50.00	1	\$0.00	\$0.00
Windows	Small GLASS BROKEN	DORMER SOUTH	Each	1	\$75.00	2	\$75.00	\$86.54
	Large Double-hung		Each	0	\$375.00	1	\$0.00	\$0.00
Doors	Front Door		Each	0	\$450.00	X	\$0.00	\$0.00
	Back or Side Door		Each	0	\$400.00	X	\$0.00	\$0.00
Porch	Floor		Sq Ft	0	\$4.00	X	\$0.00	\$0.00
	Ceiling		Sq Ft	0	\$5.00	X	\$0.00	\$0.00
	Railing		Lin Ft	0	\$20.00	X	\$0.00	\$0.00
	Stairs		Steps	0	\$50.00	X	\$0.00	\$0.00
Paint	Materials Only	FASCIA/SOFFIT	Sq Ft	100	\$1.00	X	\$100.00	\$100.00

Before



After



Before



After

